



"Making a Difference"

COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT

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MEETING DATE <b>JANUARY 13, 2005</b>		CONTACT/PHONE <b>LEONARD F. MANSELL</b> <b>(805) 781-5199</b>		APPLICANT <b>SCOTT GRUNDFOR/</b> <b>RANDALL</b> <b>CAVANAUGH</b>		FILE NO. SUB2003-00097	
DETERMINATION DATE <b>N/A</b>							
SUBJECT Determination of conformity with the General Plan for the abandonment of a portion of <b>CATTLE RUN ROAD</b> . The project is located in the <b>ARROYO GRANDE FRINGE</b> area of the <b>SAN LUIS BAY</b> planning area.							
RECOMMENDED ACTION The proposed vacation of a portion of Cattle Run Rd is in conformity with the County General Plan							
ENVIRONMENTAL DETERMINATION Not required for conformity reports							
LAND USE CATEGORY <b>RURAL LAND</b>		COMBINING DESIGNATION none		ASSESSOR PARCEL NUMBER 044-291-021/029		SUPERVISOR DISTRICT(S) 4	
PLANNING AREA STANDARDS: <b>There are not any area standards that apply to this action.</b>							
EXISTING USES: <b>AGRICULTURE/RESIDENTIAL</b>							
SURROUNDING LAND USE CATEGORIES AND USES: <b>North: RURAL LANDS      East: RURAL LANDS</b> <b>South: RESIDENTIAL RURAL      West: AGRICULTURE</b>							
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: CDF							
TOPOGRAPHY: HILLY				VEGETATION: Native Grasses/Domestic Landscape			
PROPOSED SERVICES: Water supply: <b>WELL</b> Sewage Disposal: <b>SEPTIC</b> Fire Protection: <b>CDF</b>				ACCEPTANCE DATE: 03/4/2004			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242							

## PROJECT DESCRIPTION

This action is being taken to realign the access easement officially named Cattle Run Road. The original Cattle Run Road was realigned by Document 2000-03179 . The terms of this document required that the road be constructed within two years of the date that the document recorded. The construction of the easement did not occur within the specified time frame , therefore this agreement expired . One of the conditions placed on adjacent Tract 2408 by emergency services was to provide an emergency secondary access. This abandonment will supercede Document 2000-03179 in order to realign Cattle Run Rd. with the roads of Tract 2408 to the south. This new alignment will allow emergency services two ways to access both Cattle Run Rd. and the proposed 31 residential lots of Tract 2408.

## GENERAL PLAN CONFORMITY

When the disposal of real property, in the form of public right-of-way or private easement, within the unincorporated area, the proposal must be evaluated for consistency with the county General Plan before the action is authorized. Pursuant to Government Code section 65100, the Planning Department is authorized to prepare and issue conformity reports that are required by Government Code section 65402. This conformity report is being prepared because this project requires a determination of conformity with the county general plan.

The determination of conformity is to be based on the County General Plan including the text, standards, programs, and maps contained therein. Factors that are listed in the Framework for Planning, Part I of the Land Use Element that may be considered in determining conformity include, but are not limited to the following:

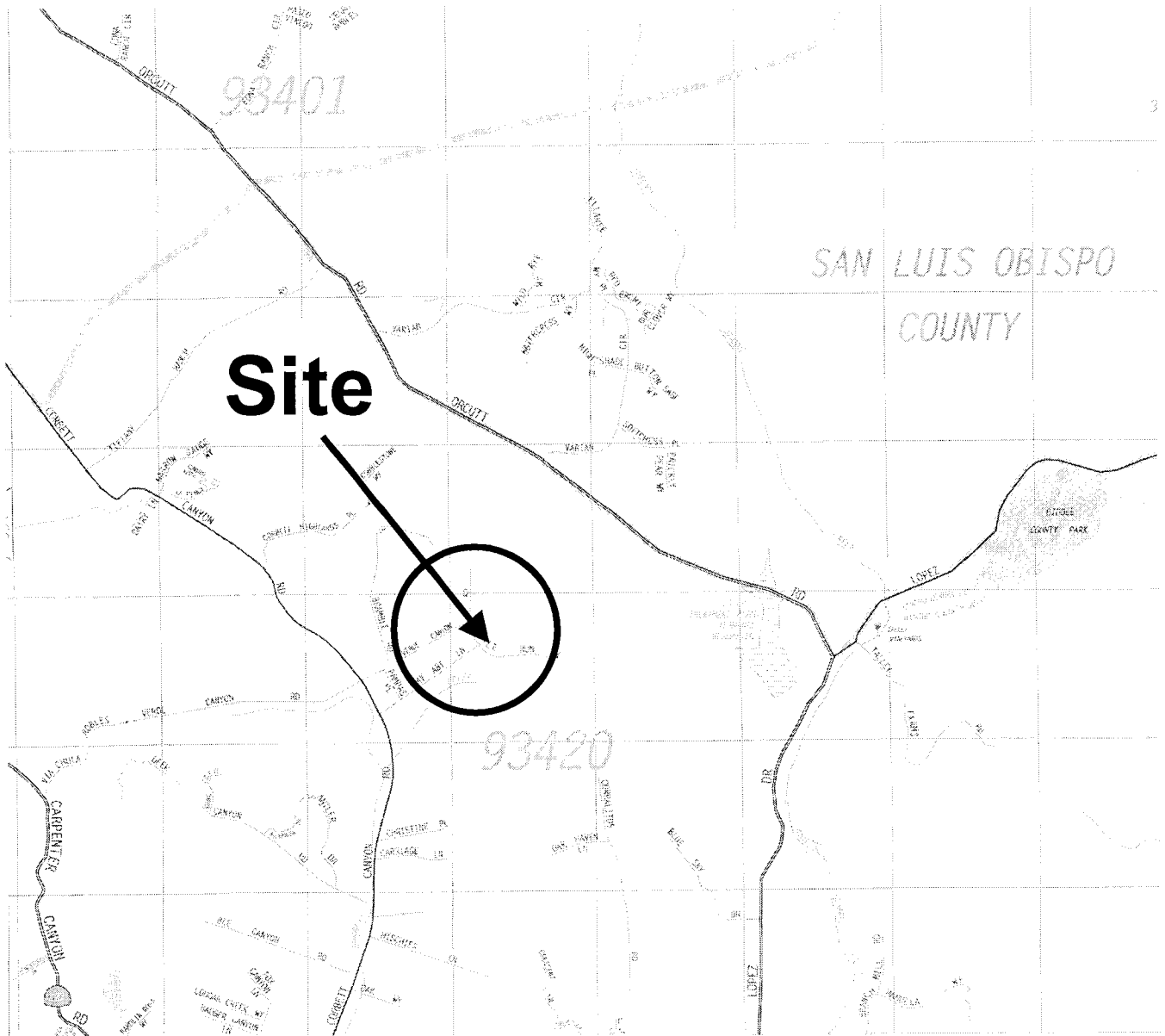
1. The proposed project bears a reasonable relationship to pertinent policies and mapped locations of the most applicable General Plan elements, specific plan or facility master plan.
- 2 The project is consistent with the goals, objectives and policies of the Land Use Element, and any other applicable General Plan Element.

The realignment of this right-of-way/easement meets the factors as set forth in the Land Use Element as enumerated above.

### DETERMINATION AND FINDINGS

The proposed vacation (as shown on Exhibit A) is in conformity with the county General Plan based on the following findings:

- A. The proposed realignment of CATTLE RUN Rd is in conformance with the Land Use Element because this alignment of the right-of-way will provide for better area circulation.
- B. The proposed vacation does not conflict with other elements of the County General Plan. The use of the site for **AGRICULTURAL/RESIDENTIAL USES** is consistent with the County General Plan and any applicable Specific Plans.



PROJECT

Road Abandonment  
Cattle Run Road

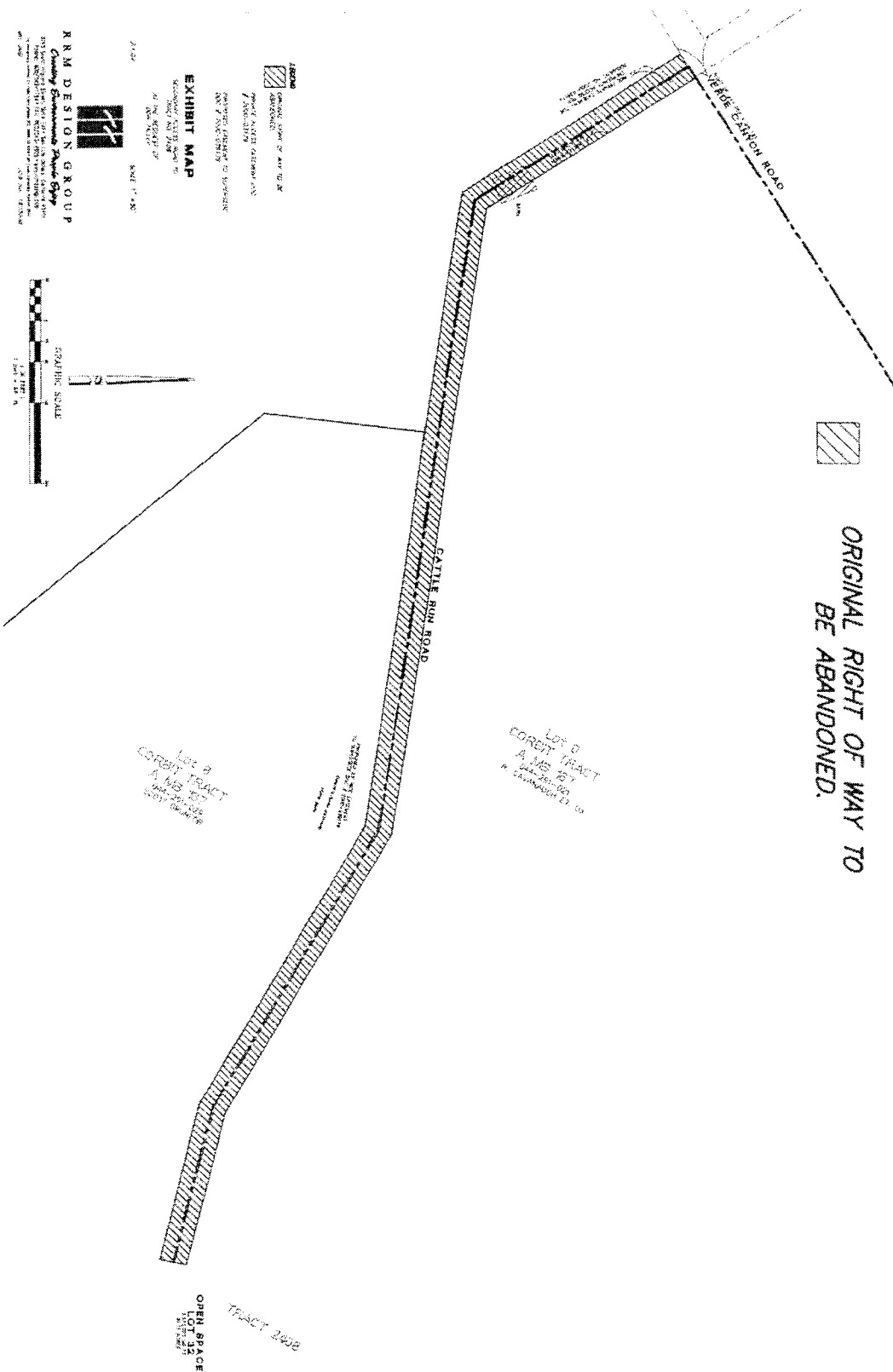


EXHIBIT

Vicinity Map

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

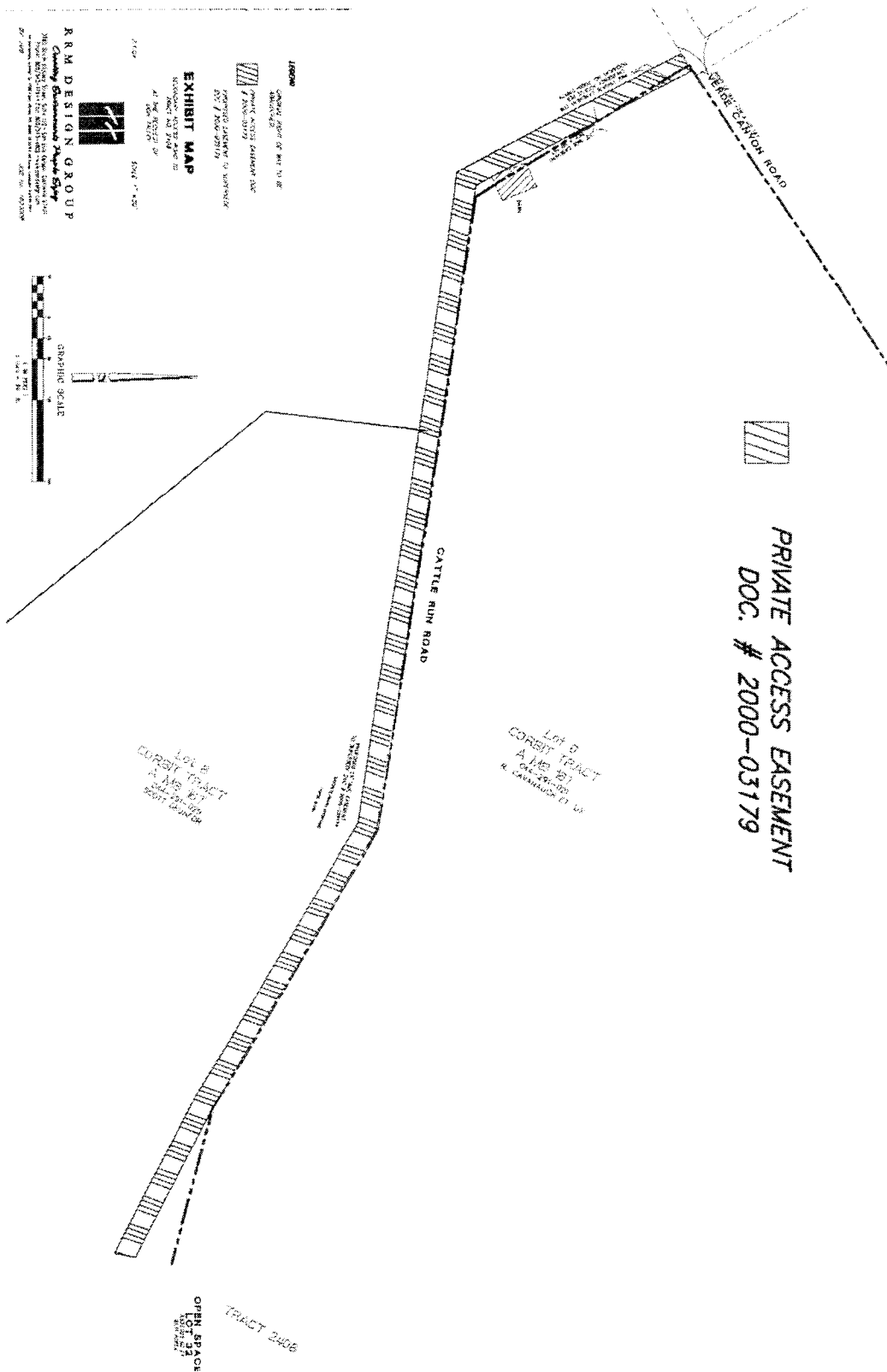
Road Abandonment  
Cattle Run Road



EXHIBIT

R-O-W to be Abandoned

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



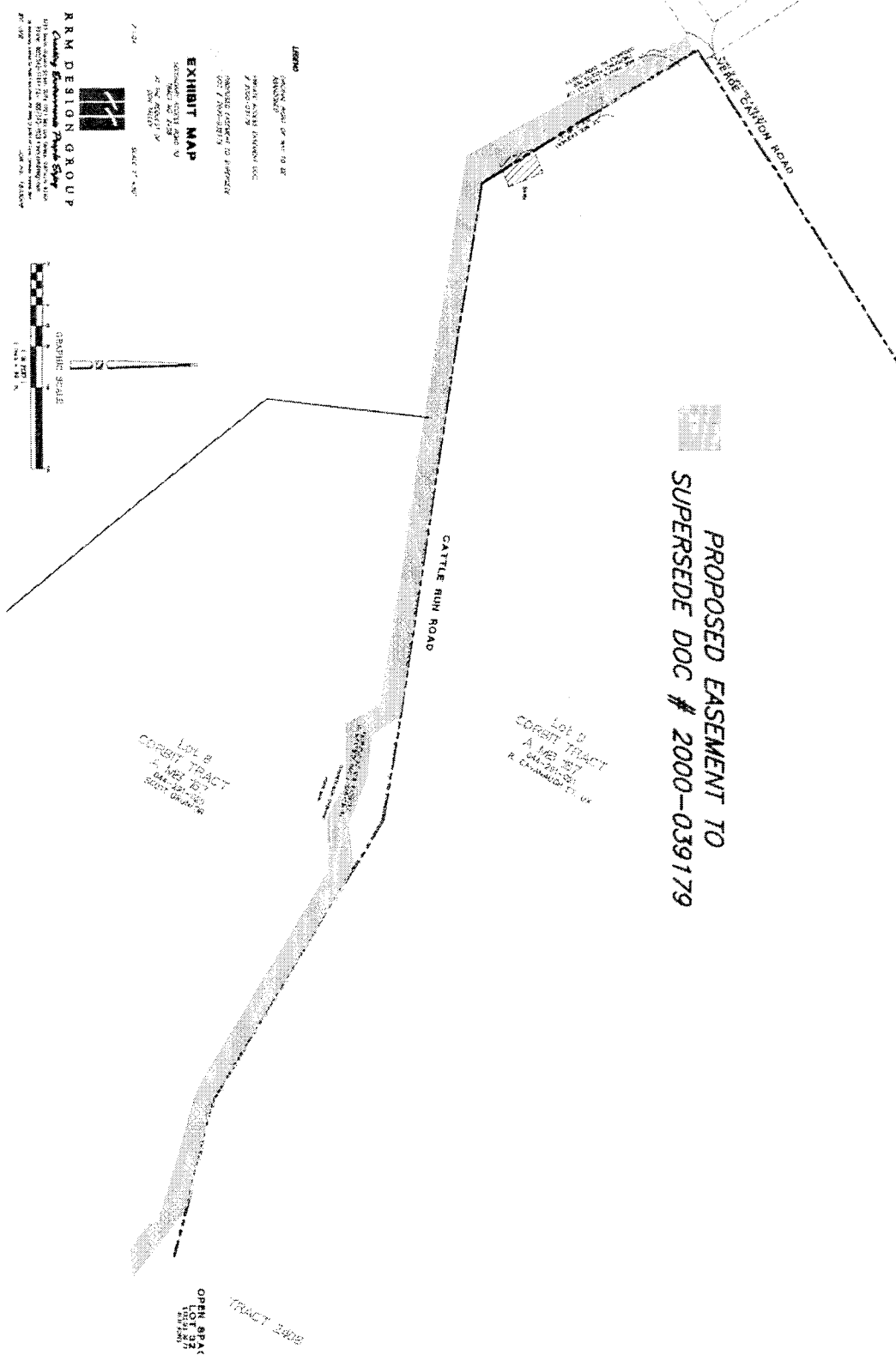
PROJECT

Road Abandonment  
Cattle Run Road



EXHIBIT

Private Access Easement



## PROJECT

## Road Abandonment Cattle Run Road



**EXHIBIT**

## Proposed Easement